177.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,500 / 662,500
					USE VALUE:	662,500 / 662,500
					ASSESSED:	662,500 / 662,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASEY JOHN V JR
Owner 2:	
Owner 3:	
Street 1:	39 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,198 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5198.000	259,300		403,200	662,500
Total Card	0.119	259,300		403,200	662,500
Total Parcel	0.119	259,300		403,200	662,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.87 | /Parcel: 471.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119366
GIS Ref	
GIS Ref	
Insp Date	10/21/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,300	0	5,198.	403,200	662,500	662,500	Year End Roll	12/18/2019
2019	101	FV	211,900	0	5,198.	397,400	609,300	609,300	Year End Roll	1/3/2019
2018	101	FV	211,900	0	5,198.	305,200	517,100	517,100	Year End Roll	12/20/2017
2017	101	FV	211,900	0	5,198.	288,000	499,900	499,900	Year End Roll	1/3/2017
2016	101	FV	211,900	0	5,198.	264,900	476,800	476,800	Year End	1/4/2016
2015	101	FV	198,800	0	5,198.	247,700	446,500	446,500	Year End Roll	12/11/2014
2014	101	FV	198,800	0	5,198.	228,100	426,900	426,900	Year End Roll	12/16/2013
2013	101	FV	198,800	0	5,198.	228,100	426,900	426,900		12/13/2012

!13863!

PRINT

Date	Time
12/11/20	03:45:29

LAST REV

Date	Time
08/18/16	08:22:36
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13863

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASEY JOHN & MA	1127-169		6/9/1994			No	No		A

USER DEFINED

Prior Id # 1:	119366
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2015	672	Re-Roof	8,800		6/11/2015			Strip and re-roof.
12/3/2012	1602	Manual	5,320	C				
4/28/2010	371	Redo Kit	42,600	C				
5/22/1992	191	Manual	2,700					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
4/11/2013	Info Fm Prmt	MM	Mary M
10/21/2008	Meas/Inspect	189	PATRIOT
2/26/2000	Inspected	197	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	243	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5198		Sq. Ft.	Site		0	70.	1.11	6									403,157						403,200	

Total AC/HA:	0.11933	Total SF/SM:	5198	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	403,157	Spl Credit		Total:	403,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99941975
Adj $ / SQ:	141.668
Other Features:	85500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318601
Depreciation:	59260
Depreciated Total:	259341

COMMENTS

TERMITE DAMAGE BUT FIXED MINOR / LEDGE ON LOT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

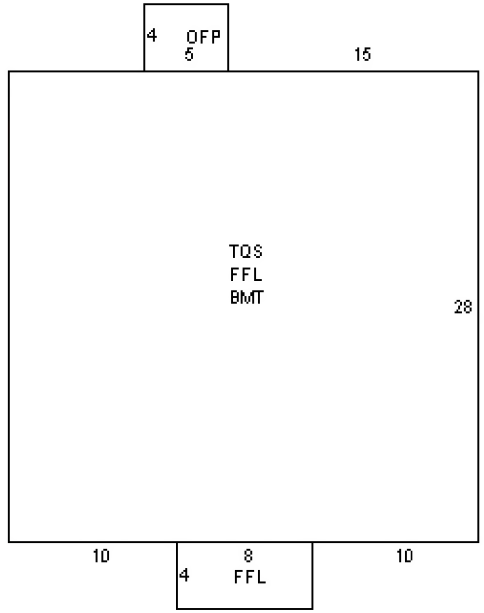
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.67
Special Features:	0	Val/Su Net:	117.44
Final Total:	259300	Val/Su SzAd	184.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	141.670	115,601
BMT	Basement	784	42.500	33,320
TQS	3/4 Story	588	141.670	83,301
OFP	Open Porch	20	43.970	879

Net Sketched Area:	2,208		Total:	233,101	
Size Ad	1404	Gross Are	2404	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: